

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Stamford

State: CT

PJ's Total HOME Allocation Received: \$9,034,206

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 6			
% of Funds Committed	87.21 %	91.82 %	6	90.66 %	25	25	
% of Funds Disbursed	74.00 %	79.33 %	4	81.06 %	20	16	
Leveraging Ratio for Rental Activities	7.17	4.63	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	93.65 %	89.16 %	2	81.27 %	36	44	
% of Completed CHDO Disbursements to All CHDO Reservations***	60.22 %	71.02 %	5	68.23 %	31	31	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.08 %	66.32 %	1	79.86 %	55	62	
% of 0-30% AMI Renters to All Renters***	36.52 %	39.68 %	5	44.82 %	34	33	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.38 %	75.81 %	4	94.65 %	28	27	
Overall Ranking:			In State:	3 / 6	Nationally:	50 48	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,557	\$16,123		\$25,419	178 Units	50.70 %	
Homebuyer Unit	\$20,454	\$18,409		\$14,530	173 Units	49.30 %	
Homeowner-Rehab Unit	\$0	\$19,335		\$20,251	0 Units	0.00 %	
TBRA Unit	\$0	\$5,048		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Stamford CT

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$78,390	\$176,225	\$0
State:*	\$101,028	\$98,014	\$33,261
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.1

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	26.6	17.3	0.0	0.0
Black/African American:	36.7	59.5	0.0	0.0
Asian:	0.0	2.3	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.6	0.6	0.0	0.0

ETHNICITY:

Hispanic	36.1	19.7	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	30.8	24.3	0.0	0.0
2 Persons:	17.2	22.5	0.0	0.0
3 Persons:	26.0	27.2	0.0	0.0
4 Persons:	18.3	17.3	0.0	0.0
5 Persons:	5.9	4.0	0.0	0.0
6 Persons:	1.8	4.6	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	34.9	22.0	0.0	0.0
Elderly:	1.8	3.5	0.0	0.0
Related/Single Parent:	25.4	46.8	0.0	0.0
Related/Two Parent:	31.4	26.0	0.0	0.0
Other:	6.5	1.7	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	26.6	0.6 [#]
HOME TBRA:	0.0	
Other:	8.9	
No Assistance:	64.5	

of Section 504 Compliant Units / Completed Units Since 2001 75

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

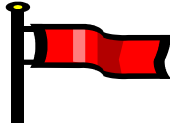
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Stamford State: CT Group Rank: 50
 State Rank: 3 / 6 PJs (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 48
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	93.65	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	60.22	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.08	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	94.38	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.76	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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